

SPLENDID CITY HOMES

ESPECIALLY SELECTED *from*

NEW YORK'S FINEST OFFERINGS

A Gem On Fifth Avenue

THIS IS A MOST attractive residence, overlooking Central Park at one of its prettiest points. It is a six story, American basement building, with a marble front, twenty-five feet wide, in the most desirable residential section of New York.

There are eight master's rooms, ten servants' rooms and seven baths. This dwelling is ready for immediate occupancy. It has an electric elevator and is in fine condition throughout.

The owner asks \$180,000 for it. This price includes \$100,000 on first mortgage, and the owner will permit a reasonable amount of the balance to stand on second mortgage. It would be hard to find a finer home at the price.

A West Side Bargain

ON THE WEST SIDE of New York we have for sale a most complete four story and basement dwelling, twenty feet wide. It is in the Seventies, between Columbus and Amsterdam Avenues, in a splendidly built neighborhood.

This house has hot water heat and especially handsome bathrooms. It is complete and modern in every respect.

Quite recently the owner spent \$25,000 renovating and decorating the interior, and he has made the dwelling into a most attractive home. At an asking price of only \$41,000 the property affords a splendid opportunity for some homeseeker to obtain a bargain.

Co-operative Advertising

IN THE SELLING and renting of real estate, advertising is having a constantly growing importance. It is our experience that constructive advertising is one of the greatest aids to the successful marketing of real estate, and assists materially in obtaining the highest price for a property.

So we have decided to enlarge our scope in the public press, and to that end we have worked out a plan of co-operative advertising which will permit us to give the widest publicity at a minimum of cost to properties which we are asked to sell or rent. Under this co-operative plan our customers not only will enjoy all of the saving which we can effect through making large contracts with the best publications, but we also are prepared to bear a proportionate amount of the expense incurred.

May we interest you in this plan?

Just Off Fifth Avenue

IT WOULD BE impossible to reproduce a city home like this at the price at which this one is offered. It is a five story American basement dwelling, twenty-eight feet wide, unusually well planned and splendidly built. Every modern convenience is to be found in it, including an electric elevator.

Charming decorations by French & Company set off to advantage the attractive interior. Especially pleasant surroundings add to the desirability of this property. There are nine master's rooms, twelve servants' rooms and seven baths.

The price asked is \$205,000 and the purchaser may obtain most liberal mortgage arrangements if he desires.

Well Arranged For Entertaining

IN THE WAKE of nationwide prosperity is an era of social relaxation which calls for extensive home entertainment. To have a home under the circumstances, which is "socially" efficient, is a boon, and for that reason we are especially fortunate in being able to offer this five and one-half story dwelling on one of the best streets east of the Park and between Madison and Park avenues.

It is in beautiful condition and is held at \$100,000. It is twenty-three feet in width and has three master's rooms, four or five servants' rooms and three bathrooms. An electric elevator is part of its complete, modern equipment.

East Side Co-operative Homes

IT IS PROPOSED to erect several new apartment buildings of the finest type on the co-operative plan. Apartments will be sold in these buildings at prices ranging from \$20,000 to \$60,000. A material saving in your rent and in your income taxes may be had and greater personal satisfaction enjoyed by owning your own apartment. In view of increasingly high rentals owners of these co-operative homes should be able to save enough to pay for their apartments in five or six years. Suites in these new houses can be arranged to suit the buyer's pleasure. We will give particulars gladly on request.

An English Basement Home

AT THE ASKING PRICE of \$115,000 we can recommend this residence, a most attractive five story dwelling, in first class condition, in the finest residential section just east of Fifth Avenue. The decorations are well executed and make a pleasing background for a modern home.

Four master's rooms, five servants' rooms and four baths provide spacious accommodations for a family of moderate size. Unusual features of this dwelling include a smoking room extension and back stairs from ground floor to roof.

This property is offered on terms convenient to a purchaser.

Overlooking the Hudson

NEW YORK HAS FEW more attractive homes than one standing in the best part of Riverside Drive which we have been asked to offer for sale at \$100,000. It is a perfect home, built to suit exacting requirements, complete in every detail, handsomely decorated and in the finest possible condition.

It would make a splendid purchase.

This is a large house of twenty rooms and five bathrooms. It is of the five story, American basement type and is equipped with an electric elevator. The view from the house is one of the most inspiring in all the City. This property is worth looking at.

Small East Side Home

IN A GOOD BLOCK, east of Park Avenue, where many families high in social and business circles are making their residences, there is a five story American basement dwelling, nineteen feet wide, which we can offer for a short time for \$45,000. A small amount of cash is required to purchase it.

It is in unusually good condition, and its accommodations, including three master's bedrooms, four servants' rooms and four baths, provide one of the most desirable small homes on the east side of the City. At the price this property would make a splendid investment.

Pease & Elliman

340 MADISON AVENUE

Near 43rd Street . . . Tel. 6200 Murray Hill
165 West 72d. Street . . . 55 Liberty Street